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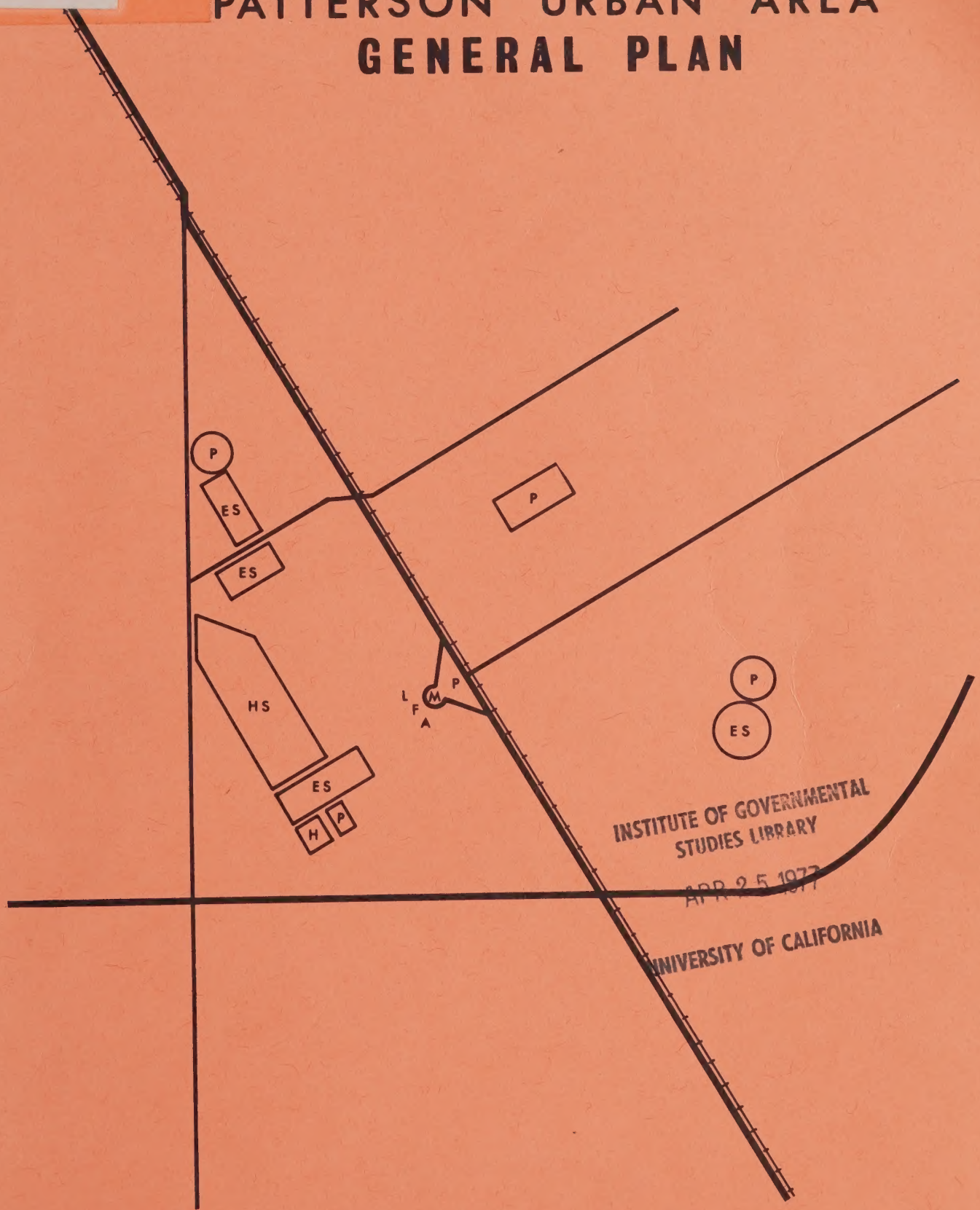
PATTERSON URBAN AREA
GENERAL PLAN



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PATTERSON - HISTORY

Thomas W. Patterson, a Fresno banker, laid out the City about 1910 and named it for his uncle, John D. Patterson, who had purchased the land in 1864 at forty-five cents per acre.

Patterson irrigation system was the first one in the world that pumped water up hill. The irrigation company was organized as a mutual water company so that the purchasers of land would own the water company (one share of stock for each acre of land).

The first settlers were members of the Duncard faith, who came from the State of Illinois in 1910. They were followed largely by Scandinavian people and others from the middle western states. The Latin races represented by the Portuguese, Italians, and Basques came later and started the dairying industry in this part of Stanislaus County.

Dairying put the Patterson Colony on its feet at this particular time for the reason that agricultural prices were depressed about 1915 during World War I and in particular, alfalfa hay which was one of the large crops in the area.

CITY OF PATTERSON
GENERAL PLAN
OF
LAND USE
OPEN SPACE
CONSERVATION
RECREATION

Including an analysis of its environmental impact.

It is hereby certified that this Plan was adopted by Resolution of the Planning Commission, City of Patterson, State of California, on the 19th day of June, 1973.

John Azevedo
CHAIRMAN

It is hereby certified that this Plan was adopted by Resolution of the City Council, of the City of Patterson, State of California, on the 19th day of June, 1973.

Patrick F. Phillips
MAYOR

PLANNING COMMISSION

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STAFF

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Harold Densmore, City Attorney
Richard Winkler, City Engineer

City planning Patterson

The preparation of this report, map, document, etc., was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954, as amended, and through the auspices of the Council on Intergovernmental Relations, State of California.

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STATUTORY PROVISIONS

The basis for local planning is contained in State Law, beginning with Section 65,300 of the Government Code. The plans prepared must include all territory within the City and all adjacent lands which relate to the City's planning goals.

The statutory provisions of the Planning Law are basically general in nature. Elements concerning different topics are specifically required. However, the contents of the local general plan is intended to be the result of local efforts.

This plan has been prepared by the City of Patterson. Its purpose is to identify Patterson of the future so that short term decisions can be made based on long range goals. It is intended to represent the long range desires of the City. While professional planning assistance was obtained from the Stanislaus Area Association of Governments, the plan contents have been developed by the City.

It should be kept in mind that plans can become obsolete. The community may reach the goals contained in the plan and wish to identify new ones. Changes in technology may create the possibility for achieving goals not previously thought possible. The desires of the City may change. For these and other reasons, this plan should be amended at any time that it does not adequately represent the desired future of Patterson.

PLANNING HISTORY

The City of Patterson adopted a General Plan on April 28, 1959. The effort which led to the initial adoption was a cooperative one. The County of Stanislaus and all of the incorporated cities within the County were participants.

Patterson has continued to participate with the other jurisdictions in comprehensive long range planning. The Stanislaus Area Association of Governments (SAAG), to which Patterson belongs, has conducted planning studies to guide the regional aspects of the City's planning process. The Association has also provided staff assistance to Patterson in preparing this revised land use element.

The 1959 General Plan for the City of Patterson included 1906 acres. It provided for a primary planning area of 988 acres and reserves for residential and industrial development of 918 acres. Within the primary area the plan provided for a population of 7000.

The City has used its 1959 General Plan to guide development. It is now in need of revision. Some of the reasons for amendment are:

1. To provide additional area for commercial development.

2. To guide the future of residential development on the east side of Highway 33.

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3. To recognize Sperry Avenue as the best access to Interstate 5.

4. To add new planning elements related to open space, conservation and recreation.

During the preparation of the revised plan, every attempt was made to recognize the importance of agriculture to the economy of Patterson and Stanislaus County. There was also an attempt to utilize significant physical features as urban area borders, wherever possible. A third criteria was the ability to provide efficient drainage and sanitary sewer service.

ENVIRONMENTAL SETTING

Patterson is an agriculturally based community located on the western side of the northern San Joaquin Valley. Three miles to the west of Patterson begins the rise of the Diablo Mountain Range. To the east three miles flows the San Joaquin River. In between and north and south lie the intensively cultivated alluvial fans and basin lands from which Patterson gains its sustenance by serving as an agricultural trade and processing center.

Two major soil associations are found in the vicinity, both rated as "prime" by the United States Department of Agriculture, Soil Conservation Service (USDA-SCS). The Myers-Stomor Association (M-S), with a capability rating of Class II is located northwest and east of Patterson. The Vernalis-Solado-El Solyo Association (U-S-E), rated Class I, is located to the north, south and south-west. The U-S-E soils are derived from an alluvial fan and range from sandy loams to clay loams. They are deep, permeable, and are among the best soils found in California, capable of producing a wide variety of orchard, vegetable and field crops. The M-S soils occupy an interfan area and consequently have very fine textures. They are deep, but near the San Joaquin River the water table is high and drainage imperfect. When well drained, these soils are suited to vegetables and some orchard crops. A project is presently being initiated by the Patterson Resource Conservation District to provide a network of tile drains to the poorly drained lands between Patterson and the San Joaquin River.

The climate of the area is typical of the Central Valley, with hot dry summers and cool moist winters. Rainfall ranges between 8" and 2" annually.

Water for irrigation is provided by the Delta-Mendota Canal, California Aqueduct, San Joaquin River and supplemented by groundwater pumping. Water quality in the groundwater, however, is degraded. High concentrations of boron, sulfate, chloride and other salts are present. A perched water table, 2-4 feet from the surface, exists just to the east of Patterson.

Salado Creek passes through the northern part of Patterson. However, it is an artificial channel, the original

having flowed directly through the center of the City.

There are no economically useful mineral deposits in the vicinity of Patterson. Sand and gravel is excavated 10 miles to the south along Orestimba Creek.

Patterson is within the Central Valley Air Basin. The principle sources of pollution are (1) particulate matter (dust) from agricultural field operations, (2) automobile exhaust and (3) stationary sources. Pollution is intensified by the temperatures inversions common within the confined air basin.

Native vegetation consisted mostly of perennial bunchgrasses. These have long since been replaced first by exotic annual grasses and then by cultivated plants. Herds of tule elk, pronghorn antelope and black-tailed deer were found in abundance prior to 1850. Presently, the vicinity of Patterson supports important concentrations of pheasant, dove, passerine birds and small mammals such as rabbits and rodents.

One endangered species and one rare species may reside in the area. The blunt-nosed leopard lizard is listed as endangered, and the giant garter snake is identified as rare. There is no indication that development in the planning area will significantly affect either of these species.

THE POPULATION

The anticipation of population increase, is one of the reasons to plan for the future. Where will housing be provided? What type of employment will be attracted to the City? What public services, (i.e. schools, parks, transportation, water and sewer systems) will be needed and where?

Every indicator points to the expectation that population will continue to increase in California, Stanislaus County and in Patterson. Projections by the State Department of Finance indicate that the population of California will probably reach over 32.5 million by the year 2000 compared to 20 million in 1970. A more conservative estimate projects about 26.5 million in 2000.

While these figures provide indicators for local population change, they are not sufficient to be the sole base for local projections. Local projections have been made by the Stanislaus Area Association of Governments which estimate a 1995 population for the Patterson Urban Area (Census Tract 32) of 7000 people. The general plan study which began in 1956 projected a higher rate of increase than has been experienced. It projects between 6500 and 8000 population in 1985. Current expectations indicate about 5700 in 1985.

The projections for Stanislaus County bring the realities of growth trends closer to home. From a 1970 population of 195,300 the County can expect from 301,800 to 396,600 residents by the year 2000.

Regardless of which projection is proven correct, it will be necessary for Patterson to provide additional services to a greater population than is now presently in the community.

HOUSING DEMANDS

One result of an increased population is an increased demand for housing. When coupled with changing trends in the life style of families toward smaller families and apartment living, Patterson can expect to have a need for about 2350 dwelling units by 1995. The achievement of this target will require the addition of about 980 dwelling units over the supply available in 1970.

THE PROPOSED PLAN differs from the 1959 plan in several ways. Significant differences are as follows:

1. The central business district has been substantially enlarged to the west and commercial areas extended north, south and east.

2. The proposed major street connection to Interstate 5 is changed from Barth Avenue to Sperry Avenue.

3. Considerable residential reserve areas west and south of downtown have been deleted and replaced east of Highway 33.

4. Primary residential areas have been added east of Highway 33 and south of Sperry Avenue.

5. A pedestrian trail system has been added to the Plan.

6. Industrial reserve areas have been consolidated.

7. The established commercial area at Ward Avenue and Highway 33 is recognized.

ENVIRONMENTAL IMPACT

The adoption of the revised Land Use Element will have no direct impact on the environment. However, adoption will guide individual decisions of the City to cause such an impact. Therefore, the affect of achieving the goals and objectives of the Plan needs to be evaluated.

The long range results of carrying out the Plan would include the following environment impacts.

1. Approximately 1960 acres of prime agricultural land will be committed to urban use. Within this area the 1972 corporate are of the City included approximately 550 acres. For comparison purposes, the 1959 General Plan contained 1906 acres.

2. A population of 7000 is anticipated in 1995. The primary residential area will accommodate this population. Residential reserve areas are sufficient for

an additional 7000 when needed. The 1959 plan had a similar capacity.

3. Lands which would be converted to urban use are presently in agricultural production. These lands provide some habitat for wildlife, especially pheasant, dove, jackrabbits and passerine birds. It is possible that the blunt-nosed leopard lizard, an endangered species is present. The rare giant garter snake may also reside in the area.

It should be emphasized that this revised plan will not significantly alter the planning area capacity or the character of the community. The primary environmental affect caused by the revised plan will be a shift of future urban development from the west and south toward the northeast. None of the above effects are considered to have net significance different from the 1959 General Plan.

ADVERSE EFFECTS

If the community of Patterson is to accommodate an anticipated population increase, it will result in the committment of prime agricultural soils to urban uses. The increased population will cause an increased demand for local natural resources, including air quality, water supply, water quality and solid waste disposal.

While the plan will not cause more population to exist than would be present without the plan, it will allow for an increased population in Patterson. The net affect can not accurately be predicted. It is probable that Patterson would continue to grow even without a plan. However, such growth would most likely convert far greater areas of agricultural land to living habitats with considerable less attention to environmental pollutants. Therefore, the Plan is expected to have a beneficial environmental affect rather than an adverse affect.

MITIGATING MEASURES

The importance of prime agricultural land was one criteria utilized in this General Plan review. Although Patterson is surrounded by prime soils, the area to the northeast is less prime. The shift of residential reserve area to this direction was partly due to the relative soil capability. The plan itself is an attempt to minimize the affect of urban growth on the environment. Growth without a plan would most likely be adverse to both the agricultural and urban environment.

ALTERNATIVES

An obvious alternative to the preparation of a revised Land Use Element would have been to not amend the 1959 Plan. However, such a decision would ignore changes which have occured since 1959.

The alternate of having no plan is also unacceptable. State Law requires a General Plan and local needs demand that a plan exist.

Two approaches to revising the plan were considered. 1) Revise the plan to honor all existing land use, zoning and plans, and 2) Revise the plan to recognize existing land uses of a substantial nature using the 1959 Plan as the basis.

The second alternative was chosen as the best for proper long range planning. It will build on the present without drastically affecting the expectations of the past. Each change proposed is based on community need and desire for change.

IRREVERSIBLE CHANGES

The adoption of a plan does not cause an irreversible environmental change. However, actions to implement the plan will have the affect of irreversibly committing agricultural soils to urban uses. The use of reserve areas in the plan are intended to indicate a direction for long range urban use without premature committment in the short range.

GROWTH-INDUCING IMPACT

The Plan will not have a growth inducing impact. Rather, it will guide the direction and quality of growth. However, it is probable that a well managed city will be appealing to new comers. It should again be noted that this Plan does not add to the planned capacity of Patterson, but rather recognizes a new direction in growth consistant with agricultural protection, community facilities and development trends.

THE GENERAL PLAN

The General Plan contained in this document is intended to include elements related to Land Use, Conservation, Open Space and Recreation. Other elements for Housing and Circulation are contained in separate documents, but are partly referenced by text and illustration within this Plan.

The Plan report also contains an environmental impact report. The following sections on the various elements are preambles to the Plan, represented by goals and objectives in the form of text and illustration.

LAND USE ELEMENT

The Land Use Element contained in this Plan consists of statements of policy in the form of text and map which designate the general distribution and location of lands for various uses, both public and private.

The map entitled "Patterson Area General Plan" identifies the general distribution and location of planned uses. The section on Goals and Objectives contain the policy text of the Land Use Element.

CONSERVATION ELEMENT

The Conservation Element relates to the City of Patterson only with regards to agricultural soils and the domestic and industrial water supply. The City's planning area does not contain any other natural resources identified in the Planning Law.

This Plan recognized the importance of the City's groundwater supply. Of prime concern is the maintenance of a quality supply. The availability of public sewer service and an affirmative program of removing individual septic systems are seen as important objectives.

The agricultural soil which underlies and surrounds the Patterson Planning Area is the basis for the economy of the City. The General Plan recognizes this resource and attempts to minimize the conflict between urban and agricultural uses. If non-agricultural uses are located within the urban planning area and non-conflicting uses separate the urban from the agricultural land, the City will have achieved its objective to protect the agricultural uses.

OPEN SPACE ELEMENT

The State Planning Law identifies four categories of open space land. They include lands for 1) the preservation of natural resources, 2) lands for the managed production of resources, 3) lands for outdoor recreation, and 4) lands for public health and safety.

The agricultural lands, which lie outside the Planning Area, are of significant concern to Patterson. The Conservation Element also relates to this issue.

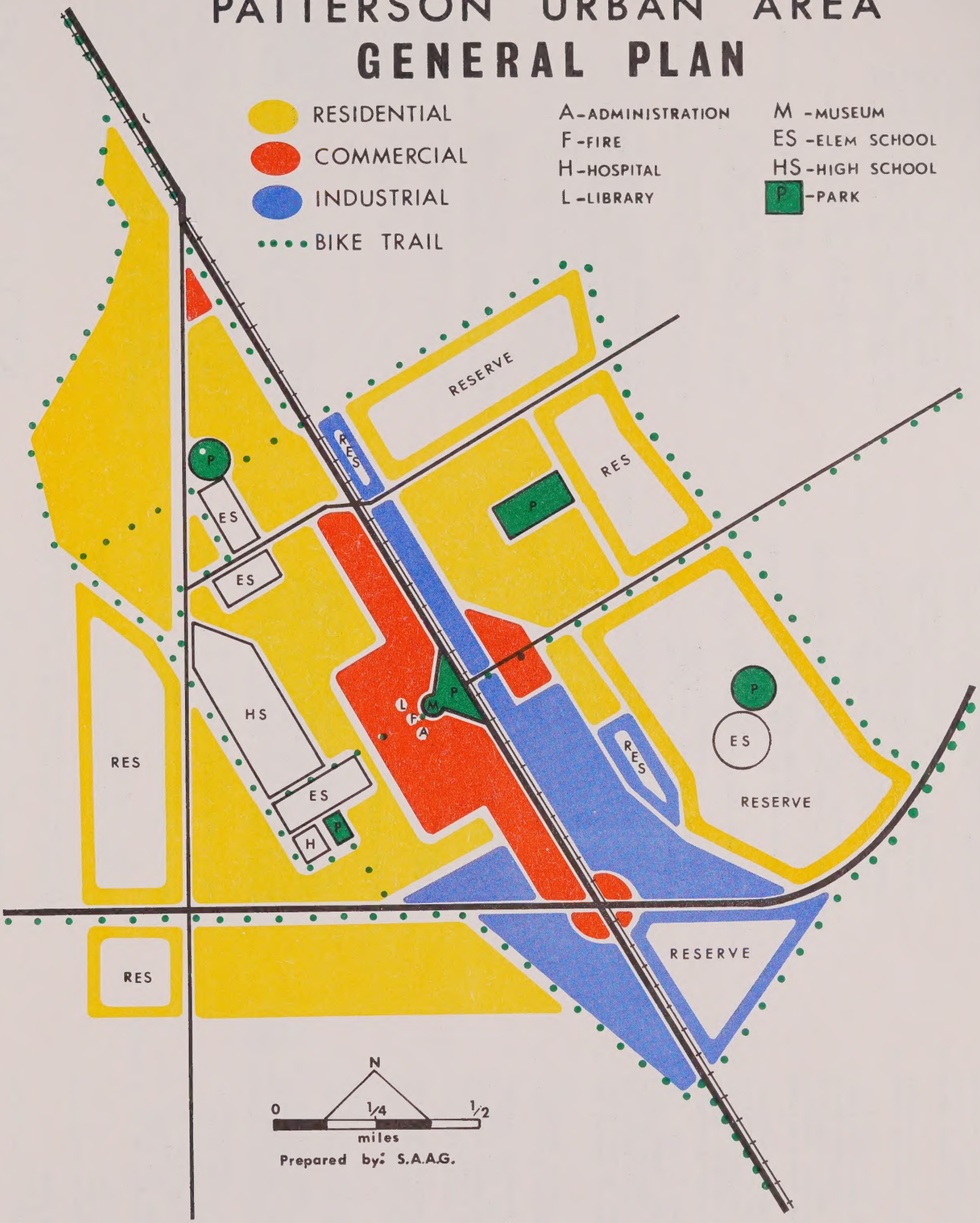
Open Space for outdoor recreation is the only type of open space land which is planned within the planning area. The map entitled "Patterson Area General Plan" designates areas for parks supported by the text on Goals and Objectives. The Plan also proposes a trailway system. The program for recreational open space is also contained under Goals and Objectives.

Of importance to the preservation of open space land is the City goal to establish a stage development policy. New development is proposed to be contiguous to existing urban areas.

RECREATION ELEMENT

The map entitled "Patterson Area General Plan" indicates the locations of existing and proposed recreational facilities. Policy text can be found under the Goals and Objectives section. Recreation is directly related to the Open Space Element.

PATTERSON URBAN AREA
GENERAL PLAN



Adopted 6-19-73, by the
date
Patterson City Planning Commission

John Gemello
Chairman

Adopted 6-19-73, by the
date
Patterson City Council

Patrick F. Phillips
Mayor

GENERAL PLAN

GOALS AND OBJECTIVES

Goals and objectives are the yardsticks against which decisions are measured. They identify the desires of the City for its future. Although goals and objectives are general in nature, their achievement should be sought. The methods of achievement will depend upon individual decisions made in the future. Periodic evaluations should be made to determine goal achievement.

The prime goal of Patterson is to IMPROVE THE QUALITY OF LIFE FOR EVERY CITIZEN WITHIN THE CITY OF PATTERSON, now and in the future. To achieve this end, the following goals and objectives have been prepared:

GOAL: To maintain an up to date General Plan.

Objective: To revise the General Plan whenever needed.

Objective: To comprehensively review the General Plan every five years.

Objective: To coordinate all planning and implementation with other government agencies.

Comment: While the General Plan should receive a comprehensive review every five years, it is important that amendments take place whenever conditions warrant such changes. An annual review can be used to identify desirable changes. Cooperation between public agencies will extend the benefits of the planning process.

GOAL: To promote an adequate supply of housing for all ethnic and income groups.

Objective: To promote the construction of new dwelling units at the rate of 40 units per year.

Objective: To prepare and adopt a Phase II Housing Element.

Objective: To improve the quality of housing within the planning area.

Comments: The above goals and objectives for housing are only partly representative of the Housing Element of the Patterson General Plan. That Element should be referred to for a more complete list. The target of 40 housing units per year is intended to be used as an indicator of growth toward the 1995 population projects. If residential development occurs at a substantially different rate, the City should investigate the reasons for the difference.

GOAL: To provide a supply of water, in quantity and quality, for domestic and industrial use.

Objective: To require all urban uses to connect to the public sewer system.

Objective: To monitor the quality of the groundwater supply.

Objective: To identify alternates to the use of groundwater.

Comments: High concentrations of boron, sulfate, chloride and other salts pose a threat to the quality of the groundwater supply in the Patterson Area. The City should investigate the extent of this degradation and be prepared to cope with this problem.

GOAL: To provide for a stage development pattern for the Patterson Urban Area.

Objective: To encourage new development contiguous to the existing urban area.

Objective: To encourage utilization of vacant lands within the community.

Comments: Stage development is intended to encourage compactness as opposed to sprawl. Compactness does not mean high density, but rather, efficient use of the land and community services.

GOAL: To provide a full range of public services and facilities for all areas of the community.

Objective: To provide an adequate water supply for domestic and industrial uses.

Objective: To provide sanitary sewer service for all uses.

Objective: To maintain the city street system in good repair.

Objective: To provide a system of park and recreational facilities.

Comments: Public services and facilities should be provided to all citizens and areas of the City of equal quality. A capitol improvement program should be prepared to schedule the development of public facilities.

GOAL: To achieve a balance between the economic, social and environmental needs of the people.

Objective: To provide for compatible relationships between land uses.

Objective: To provide for sufficient land areas for all reasonable commercial and industrial uses.

Objective: To protect the agricultural uses, surrounding the community, from incompatible urban intrusion.

Comments: It is necessary to measure specific projects against a multitude of goals and objectives. A balanced decision must be made which achieves the most benefit at the least cost measured in terms of economic, social and environmental realities.

Some specific objectives and principles have been developed during the preparation of this General Plan. The following list should be expanded as new ones are identified and accepted by the City.

1. Pedestrian and bikeways should be developed within the City with connections to other areas.

2. Canal right-of-way should be utilized, whenever possible, for recreation use including pathways.

3. Driveway access to major streets and collector streets should be restricted. Any property division which creates a parcel of less than 100 foot frontage should require interior street access.

4. A new railroad crossing should be developed at Walnut Avenue to serve cross town traffic.

5. The border of the planning area should be restricted to uses and development patterns which discourage urban extensions and which produce minimum conflict with agricultural production. Large lot residential, one-half acre or larger, is one such use.

6. Commercial development should be focused on the existing downtown. Conversion from residential to commercial uses should be allowed in stages which produce a continuous commercial area.

7. Reserve areas should be considered for development only when other areas are not available. Such development in reserve areas should be contiguous to existing developed areas so that vacant lands are not passed over.

8. Parks and schools should be designed as integral units, whenever possible.

9. Areas shown on the Patterson Area General Plan as industrial, may remain in residential and/or commercial classification until needed for industrial use.

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